

Nelson Farm Homeowners Association

BOARD OF DIRECTORS MEETING MINUTES

April 10, 2013

CALL TO ORDER

The Board of Directors meeting was called to order at 6:35 p.m. at the office of CAS. Board Members in attendance were Barb New, Mark Remmers, Asad Aziz, Thomas Siconolfi and Harvey Hotto, Mark Pfaffinger was absent. A quorum of the Board was established. Todd Larson, PCAM® and Briana Lasher, CMCA® were present representing Colorado Association Services, AAMC®.

OPEN FORUM

No Homeowners were present at the Meeting.

Briana Lasher informed the Board that Stewart and Barbara McPherson had stopped by the office regarding the pathway at the end of Waterford. They would like to see a concrete path put in to help with the mud issue in between the two homes. They feel that it is a hazard and someone could trip in the routs. The Board discussed the issue and Tom Siconolfi stated that he spoke with the City and at this time the City is not willing to put in any sidewalks along that area. The Board is encouraging owners to contact the City and let them know their concerns and wishes. Briana Lasher stated she would contact the McPhersons and let them know what the Board discussed.

The McPhersons also would like to see the pond near the Power Trail dredged. The Board stated that the pond is owned by the Water/Sewer district and they would need to contact them to have this completed.

MEETING MINUTES

A motion to approve the draft meeting minutes from February 28, 2013 and March 12, 2013 was made by Asad Aziz and seconded by Mark Remmers. The motion was unanimously approved as presented. The Motion carried.

FINANCIAL REVIEW

The Balance Sheet; Income and Expense Statement and Delinquency report were reviewed by the Board and all questions or concerns were addressed.

ASSOCIATION BUSINESS

The Board discussed who would like to be on the Architectural Review Committee (ARC) to help approve or deny submittals. Former Board Member Glenn Grey volunteered to serve on the committee as well as be the point person for Evergreen Landscaping this year. The remaining members will be Mark Remmers and Harvey Hotto. The Board requested that in the subject line CAS say "ARC Submittal" with the address of the home and the request.

Tom Siconolfi talked with the Board about the lighting issues at the pool and tennis court area. His recommendation to the Board is to have a licensed electrician come out and examine all the lights and the electrical panel to make sure everything is up to code. He also hopes that this will solve some of the lighting issues the community is experiencing. Briana Lasher is going to contact two electricians to provide a bid for an electric overhaul. Once the bids are returned the Board will see what options they have to get the items repaired.

Barb New brought up some concerns regarding the Tennis Courts. She stated that a homeowner is concerned about the cracks in the tennis court getting larger. The Board stated that they have had the cracks looked at and it has been determined that they are fine. Barb is going to call Evergreen Tennis to

have them look again and take measurements. Once they have the measurements she will send them to Briana to keep on file. The Board feels this will help them monitor the cracks year to year. Barb is also going to contact Peterson Canvas to see about sewing the tennis court nets back together and to see if they will be able to repair the tennis screens.

It was also noted that the gate on the tennis court is not being shut all the way when owners are done playing. The Board is going to contact Distinctive Welding to see if they are able to help repair the spring that no longer works. The Board is also going to look into a possible sign that would remind owners to close the gate behind them.

Asad Aziz motioned to change the pool and tennis code to 2-5-3-1-4. Mark Remmers seconded the motion and the motion carried unanimously. The Board will let Glenn Grey know the new code and have him program the gates. The new code information will be sent out in the upcoming newsletter.

NEXT MEETING

June 24, 2013 at 6:30 pm

ADJOURNMENT

The meeting was adjourned at 8:15 p.m.

At the direction of the Board, minutes were taken and transcribed by Briana Lasher, CMCA®, Community Manager for the Nelson Farm Homeowners Association, proudly managed by Colorado Association Services, AAMC®.